

YEAMANS HALL SHOPPING CENTER

RESTAURANT SPACE FOR LEASE



VIEW 4: OUT PARCEL RESTAURANT



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ATLANTIC

1256 Yeamans Hall Road | Hanahan, SC



VIEW 4: OUT PARCEL RESTAURANT

Yeamans Hall Shopping Center Restaurant Space For Lease - Come be a part of the exciting new chapter of Yeamans' Hall Shopping Center, the gateway to Hanahan. The property sits at the most highly-trafficked intersection in town, with access and visibility from both Remount Rd. and Yeamans Hall Rd. New tenants will join a roster of thriving local businesses including a Charleston classic, Piggly Wiggly. Landlord buildout Available.

SITE HIGHLIGHTS

Property Subtype:	Restaurant
Total Available:	1,300 - 2,500 SF
Lease Rate:	\$35 PSF
NNN:	\$5.00
Zoning:	GC - General Commercial

PROPERTY RENOVATIONS

- Overall remodel
- New ample parking lot
- New lighting
- New landscaping
- New Building facade
- Signage upgrades

PROPERTY HIGHLIGHTS

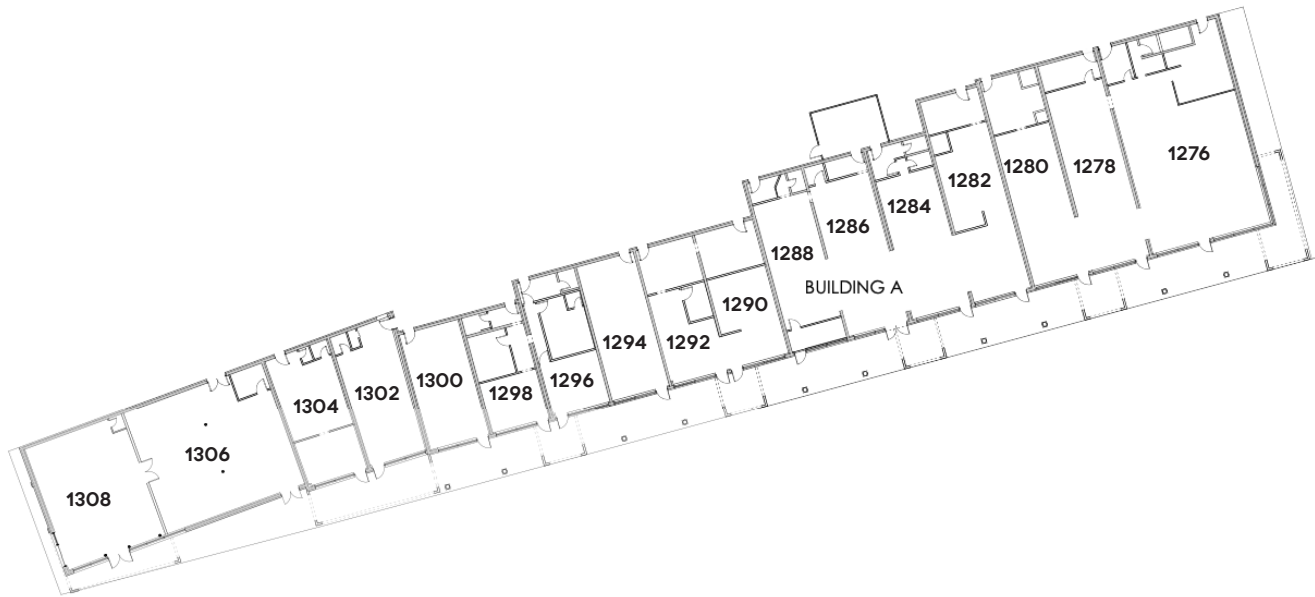
- 26,500 Vehicles Per Day (on Remount Road)
- 73,526 Total Population within 5 Mile Radius
- 29,705 Total Households within 5 Mile Radius
- \$74,229 Average Household Income within 5 Mile Radius



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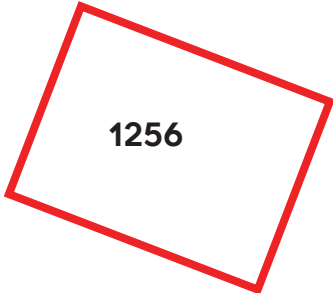
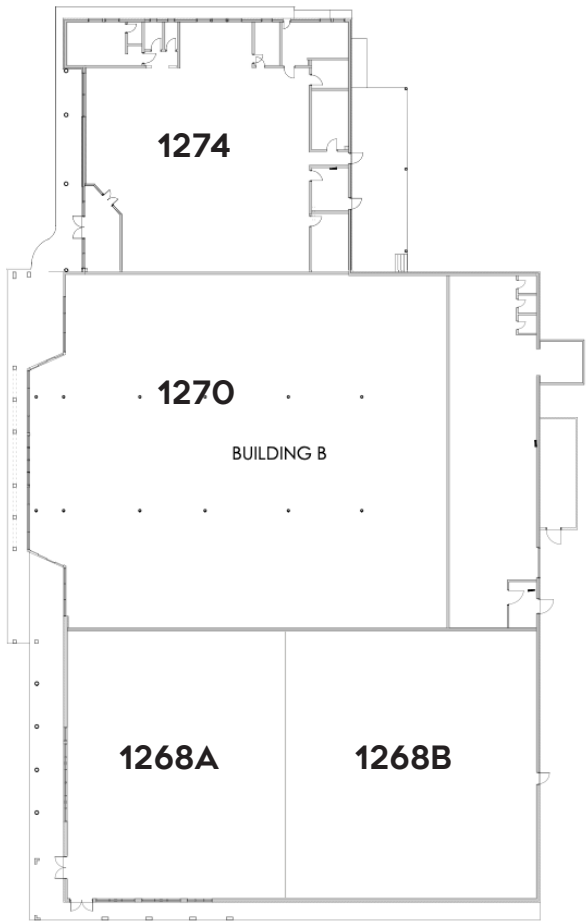
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SUITE	TENANT	SQFT
1308	Sandy's Cleaner	
1306	AVAILABLE	
1304	AVAILABLE	
1302	AVAILABLE	
1300	LEASED	
1298	Mia Insurance Agency	
1296	Law Office	
1294	Jackson Hewitt Tax Service	
1292/1290	Asian Grill	
1288	AVAILABLE	
1286	AVAILABLE	
1284	AVAILABLE	
1282	AVAILABLE	
1280/78/76	Ye Old Music Shop	

SUITE	TENANT	SQFT
1274	Laundromat	
1270	Piggly Wiggly	
1268A	Ice Cream Shop	
1268B	La Tapetia Bakery	
1256	AVAILABLE	1,300 - 2,500 SF



Area Retailers

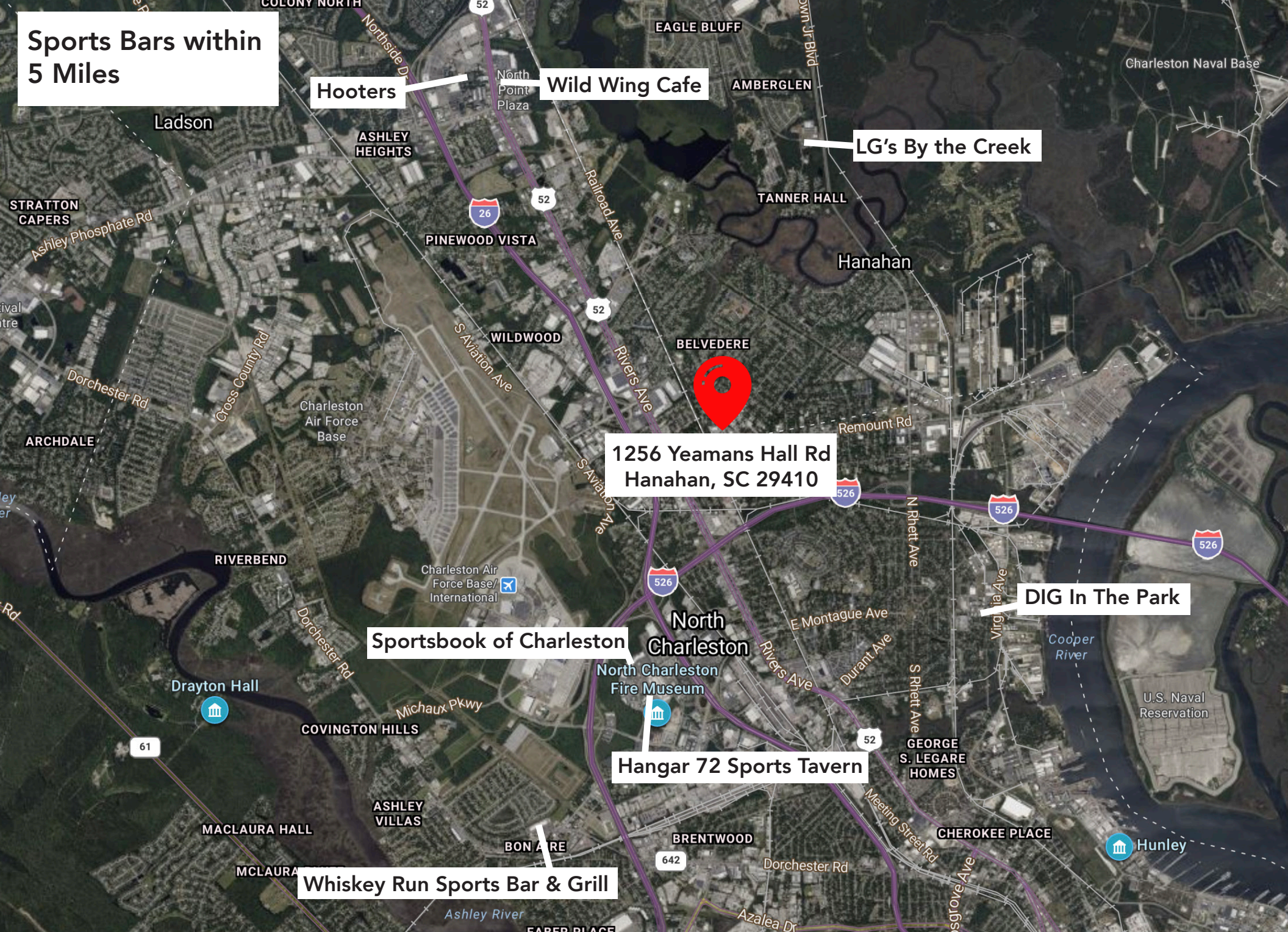
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Sports Bars within 5 Miles



Hooters

Wild Wing Cafe

LG's By the Creek

1256 Yeamans Hall Rd
Hanahan, SC 29410

Sportsbook of Charleston

Hangar 72 Sports Tavern

Whiskey Run Sports Bar & Grill

DIG In The Park



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Hanahan is a special and unique city with much to offer our residents, businesses and visitors. Bordered by Goose Creek and North Charleston, Hanahan is located in perhaps the most centralized part of the greater Charleston area. Whether taking a trip to area beaches, historic downtown Charleston, or taking a boat ride on one of our area rivers or lakes, Hanahan puts you right in the middle of these and many other treasures that can be found in the Lowcountry. We are also located within minutes of the Charleston International Airport, Charleston Air Force Base and the Naval Weapons Station.

Hanahan is well known for having excellent schools (www.berkeley.k12.sc.us), parks and recreation, safety services and strong community spirit. Although our City is considered a bedroom community, we have vibrant and growing business and commercial districts with companies such as FedEx Ground, the Space and Naval Warfare (SPAWAR) Systems Center, and the Boeing Company among others. New prime commercial properties are available for development and nestled near new housing developments. Our city takes a proactive and pro-business approach to recruitment while implementing a planning strategy that blends well with existing development and maintaining our community's unique character.

Source: <https://www.linkedin.com/company/city-of-hanahan-sc>



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RESTAURANT MARKET POTENTIAL

1 MILE RADIUS	EXPECTED NUMBER OF ADULTS	PERCENT	MPI
Went to Applebee's/6 Mo	1,207	15.2%	114
Went to Buffalo Wind Wings/6 Mo	672	8.4%	104
Went to Chili's Grill & Bar/6 Mo	808	10.2%	112
Went to Texas Roadhouse/6 Mo	916	11.5%	108
Went to T.G.I. Friday's/6 Mo	229	2.9%	132
3 MILE RADIUS	EXPECTED NUMBER OF ADULTS	PERCENT	MPI
Went to Applebee's/6 Mo	5,110	15.0%	113
Went to Buffalo Wind Wings/6 Mo	2,980	8.7%	108
Went to Chili's Grill & Bar/6 Mo	3,445	10.1%	112
Went to Texas Roadhouse/6 Mo	3,722	10.9%	102
Went to T.G.I. Friday's/6 Mo	882	2.6%	118
5 MILE RADIUS	EXPECTED NUMBER OF ADULTS	PERCENT	MPI
Went to Applebee's/6 Mo	13,459	15.0%	113
Went to Buffalo Wind Wings/6 Mo	7,971	8.9%	110
Went to Chili's Grill & Bar/6 Mo	9,609	10.7%	119
Went to Texas Roadhouse/6 Mo	10,065	11.2%	105
Went to T.G.I. Friday's/6 Mo	2,379	2.7%	121

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

Esri 2023



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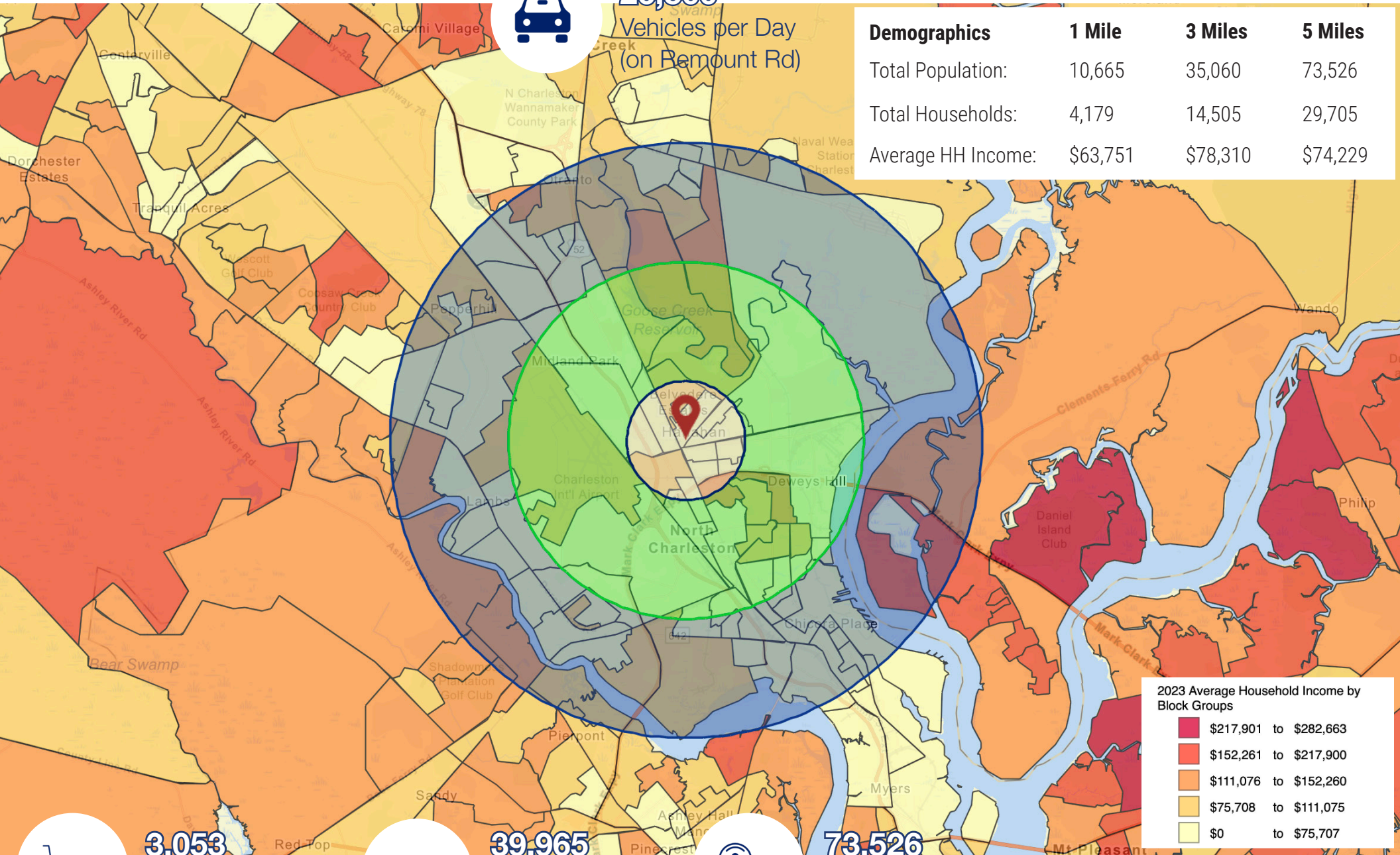
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DEMOGRAPHICS



26,500
Vehicles per Day
(on Remount Rd)

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	10,665	35,060	73,526
Total Households:	4,179	14,505	29,705
Average HH Income:	\$63,751	\$78,310	\$74,229



2023 Average Household Income by Block Groups

\$217,901 to \$282,663
\$152,261 to \$217,900
\$111,076 to \$152,260
\$75,708 to \$111,075
\$0 to \$75,707



3,053
Businesses
within 5 Miles



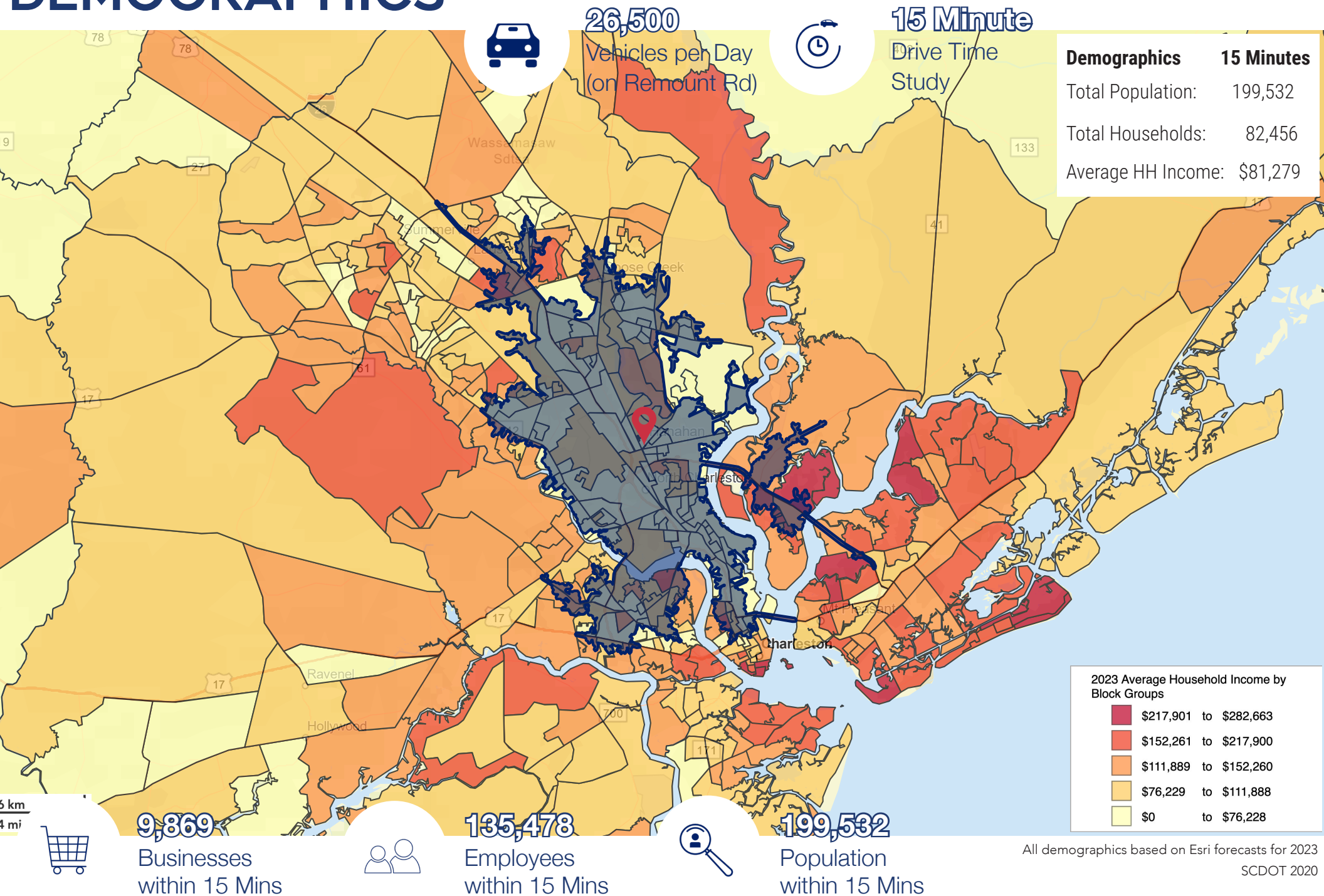
39,965
Employees
within 5 Miles



73,526
Population
within 5 Miles

All demographics based on Esri forecasts for 2023
SCDOT 2020

DEMOGRAPHICS



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Visitation Profile

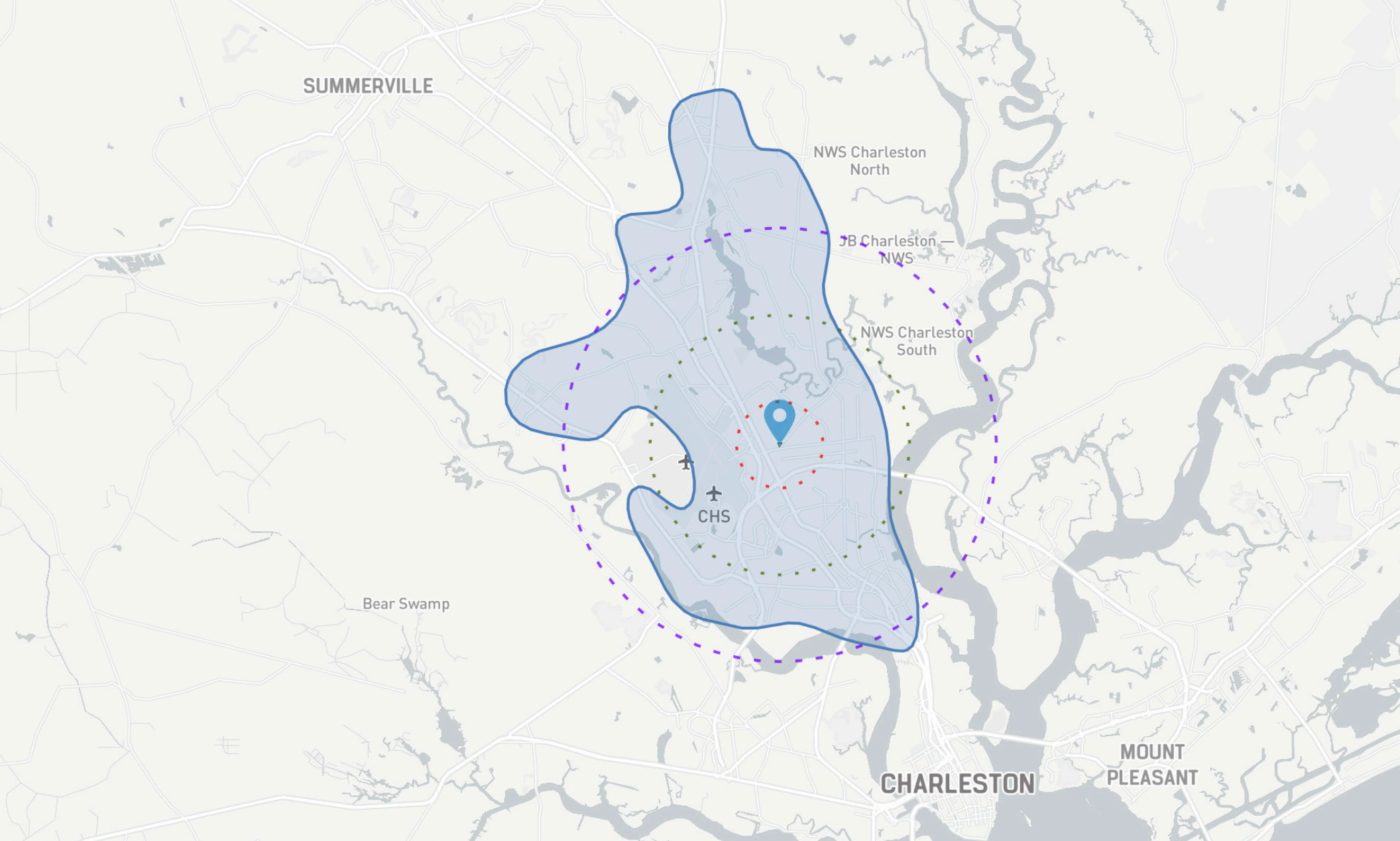
These data sets show your visitors' visitation patterns, where they come from, and how they access your location.

Report Timeframe: 07.15.2022 - 07.15.2023

Vista Insights Report: Vista by Near



Human Movement Data is a sample. It is not 100% of visitors, and it should not be treated as such. Like any sampling method, it can be subject to biases or lack of volume. There is no direct link between mobile observations and value of transactions. We see footfall or visitation with Human Movement Data, but no confirmation of whether or not a purchase was made. In addition, one purchase, say at a fast food restaurant, can actually have 4 devices associated with it (a family of four). Not all purchasers are carrying smartphones that have opted into sharing location. That being said, there is a high degree of correlation, but this should be used directionally rather than absolutely. Since Human Movement Data is intermittent, this means that not every move a device makes is captured. This is true even for "background" sources. Because of this, doing an analysis on something like frequency of visitation can be problematic. A key thing to remember is that just because a device wasn't observed in a location, doesn't mean the device didn't actually visit the location. A concrete example would be a device with a ping in a Walmart 2 times in the course of a 90-day window. This could mean that the device was only in Walmart twice. However, it could also mean the device was there 4 times, but only created a geodata event 2 of the times the devices was in store. The proper usage of the data there is to focus on the fact that the device created a ping two times within the Walmart, nothing more. Essentially, using Human Movement Data can give you a sample of your frequent visitors, but it is not an exhaustive list of your most frequent customers.



Mobile Trade Area

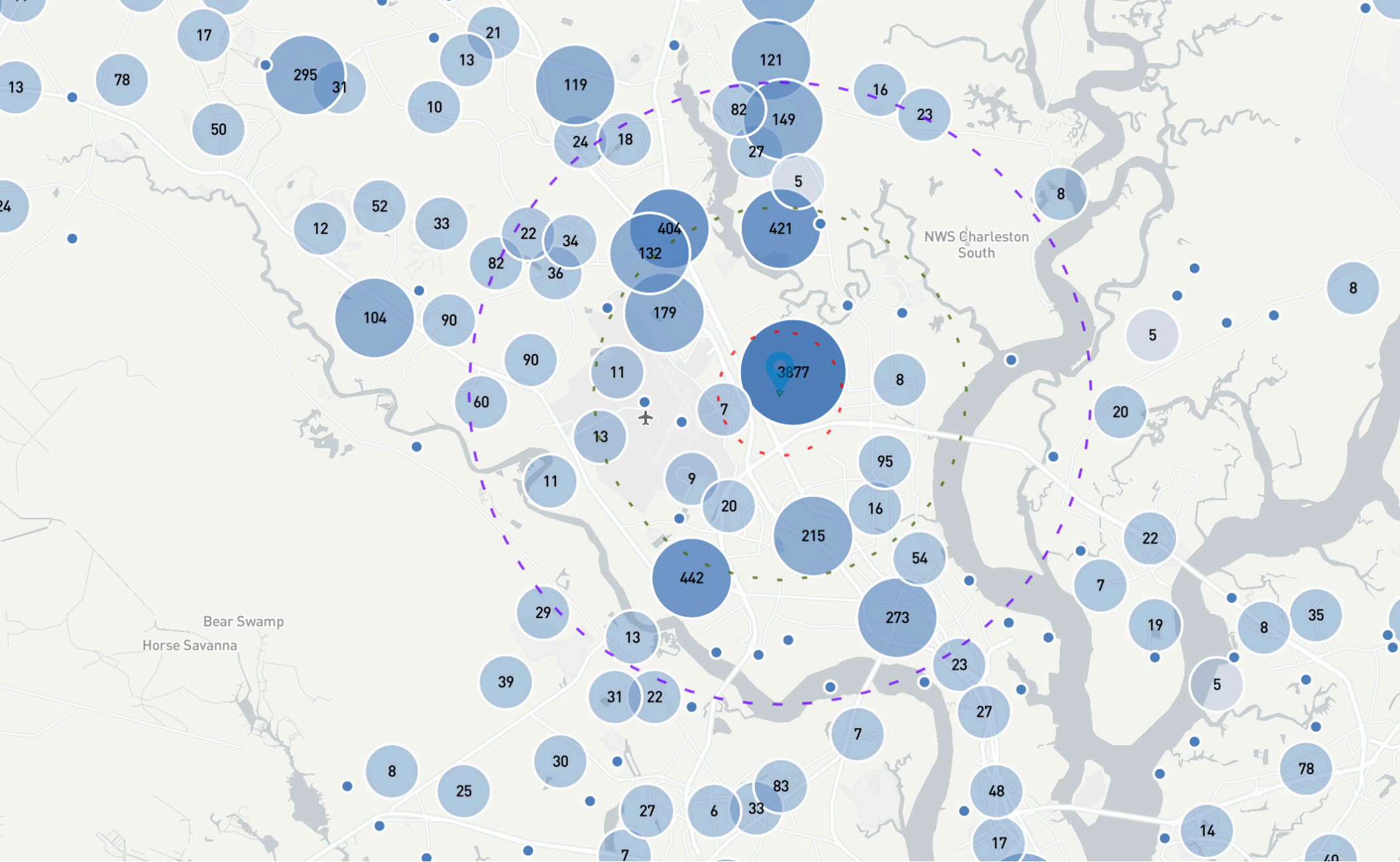
The Mobile Trade Area is a mobile-derived geographic area that a property draws its visitors from. While traditional trade areas use a standard 1-3-5 mile radius ring or drive time to identify potential visitors, a mobile trade area identifies actual visitors to the property to form its shape. The Mobile Trade Area is derived using 70% of visitors' path to purchase, Common Evening Location, and Common Daytime Location points to draw a core trade area around the study location.



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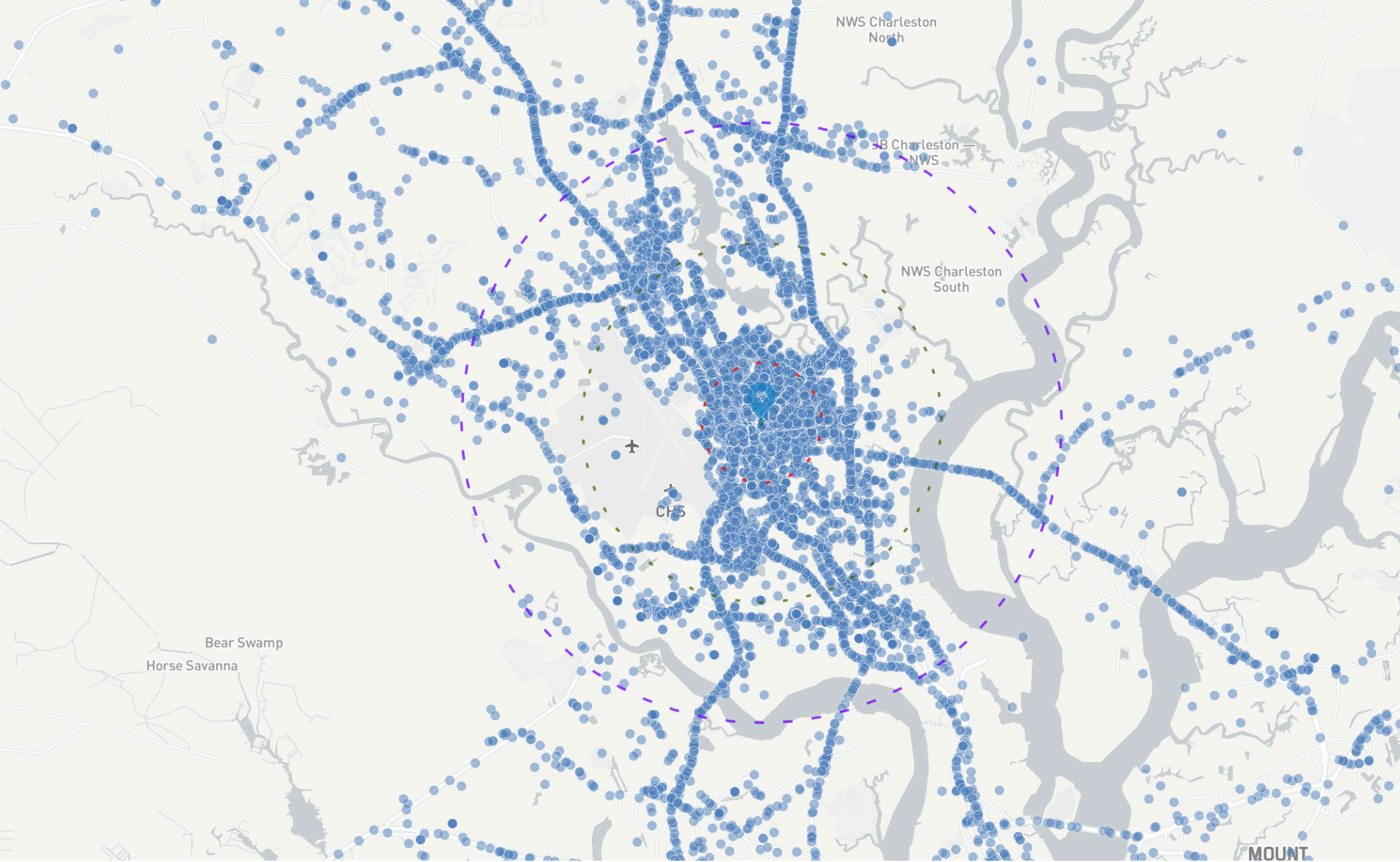
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Visitor Origin Points - Common Evening Location

The Common Evening Location is where a device rests in the evening. Using an algorithm, and drawing from several months of historical mobile location data, a device's likely home location is derived based on where it rests during "non-work" hours, defined as evenings (6 pm to 8 am) and weekends.



Pathing

Pathing visualizes where a property's visitors are seen 30 minutes before and after a visit. This highlights the location's position in the customer's purchase journey. Pull observation points 30 minutes before and after a visit to the property.



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